

MINUTES OF THE MEETING

August 19, 1999

Projects Reviewed

Convened: 8:30am

Municipal Courts

Woodland Park Zoo: Savanna Improvements

Jaguar Exhibit

Master Plan

Discovery Village

11th and Dearborn Street Vacation

Expansion of Raynproof Roofing; Street Vacation

Adjourned: 4:45pm

Commissioners Present

Moe Batra

Gail Dubrow

Jeff Girvin

Nora Jaso

Jon Layzer

Peter Miller

Staff Present

John Rahaim

Peter Aylsworth

Rebecca Walls

081999.1 Project: **Municipal Courts**
 Phase: Briefing
 Previous Review: January 21, 1999; May 7, 1998
 Presenters: Dennis Forsyth, NBBJ
 Ken Johnsen, S.O.J.
 Rick Zieve, NBBJ
 Attendees: Tony Puma
 Jun Quan, Executive Services Department
 Brad Tong, S.O.J.
 Time: 1.5 hr. (SDC Ref. # DC00021)

The Municipal Courthouse, located on 5th Avenue between James and Cherry Streets, is half way through the schematic design phase. Since the previous review many changes have been made to the program and design of the project. The total floor area has been reduced to approximately 288,000 square feet. The infrastructure has been reduced to a single vertical core system rather than a two core system. The courtroom arrangement has been changed from two per floor to three per floor, two of which will have secured access. The reduced square footage and shift in courtroom arrangement allow the building to be shortened and relate better with the overall Civic Center.

The facility will still house both police and courts functions, but the two will still have different expressions architecturally. The building will contain 13 floors, each with a consistent height of approximately 14 feet. This consistency, along with larger, open floor plates, will provide more flexibility for future changes in use. The current arrangement calls for both police and courts on the first two floors, with one full floor of courthouse use above, then four full floors of police space, and the remaining upper floors for courthouse use.

The City has agreed to purchase the existing parking garage directly east of the courthouse site. This will eliminate the need for an expensive underground parking area and will provide direct access from the garage to different floors of the facility. This also allows the building to shift to the east, adjacent to the parking structure, which allows the public open space along 5th Avenue to be enlarged.

Discussion:

- Dubrow:** There is some concern within the professional community regarding the selection process for this project. In selecting the landscape architect, I recommend a more open public process while still ensuring a good fit within the whole design team.
- Johnsen:** We have a very active client group that is currently helping us work through the selection process.
- Sundberg:** The public has learned a lot about the process through its involvement in the library and City Hall selection processes. I am relieved with the new massing of the courthouse. It has a more gracious relationship with the Civic Campus to the west. I am nervous about the 14' floor-to-floor height and how it might compromise the dignity and stature that courtrooms should have. It is not an insurmountable problem, but will require a very creative solution.
- Forsyth:** We are hoping to end up with a 12' floor-to-ceiling height, similar to the new Justice Center in Kent.
- Puma:** The existing courtrooms range in height from 8'-6" to 14'. We took the judges on a tour of the new Kent Justice Center and they like them. This is primarily a misdemeanor court.

- Layzer:** I appreciate the excellent work you have done with the different users to develop a more flexible program. I think the three court, fourteen floor system works much better. I also appreciate the location of the major public circulation spaces along the west façade. I like the preservation of independent identities within the lobby. What is the process for the City vacating an alley? I hope the City holds itself to the same criteria and design standards as private developers are required to meet.
- Sundberg:** I encourage you to consider what urban design amenities can be provided as mitigation for the vacation. I suggest that you package the public amenities that you will be providing as trade-offs for the alley vacation, rather than emphasizing the security requirements.
- Puma:** The vacation will be addressed in detail in the EIS for the entire Civic Campus. The courthouse is classified as an essential building, which has very specific safety requirements. Closing the alley is a necessary security measure and was a driving factor in the City's purchase of the garage.
- Layzer:** Purchasing the garage was a great idea. I like the independent identities given to the different departments in the lobby, with the overlapping character of the upper floors.
- Jaso:** Another issue is how the overlapping functions are expressed on the exterior. How do you think that will be resolved?
- Zieve:** I currently envision the west façade as a sort of glass curtain wall with various functions and uses behind it. We haven't yet completed the office space program, but they will probably be open office floors.
- Forsyth:** We want the façade to maintain a clarity and purity, with flexibility in space planning behind it.
- Dubrow:** I wonder if transparency is really important or if it only a Justice Center perception. Should a Justice Center be represented conceptually by a solid mass or a thin veil?
- Girvin:** The relationship of the facade to the whole building and the public space may be more important than expressing the various uses inside. It is important to wrap ground floor uses and activities around the corners.
- Zieve:** We may also pull the building back five or ten feet from the north property line, similar to the City Hall buildings along Cherry Street.
- Girvin:** I encourage you to look closely at the pedestrian experience around the building as well as links to the parking garage.
- Jaso:** I appreciate the long-term approach to sustainability. Have artists been involved on the project yet?
- Zieve:** Pam Beyette has been hired as the artist coordinator and has been working with us on developing the art program.
- Dubrow:** Have you developed a list of priority materials or design amenities, in the event of budget cuts?
- Zieve:** We don't plan to compromise at all on the exterior materials, such as the stone or curtain wall components. The cost savings will come from simplifying the infrastructure and not building underground parking. The client group would rather cut square footage than skimp on materials and finishes. We don't want to build a cheap building with a short life span.
- Layzer:** I appreciate the early artist involvement, but recommend consulting an artist team on the façade development.
- Dubrow:** What has Pam Beyette's role been?

- Forsyth:** It is difficult to engage artists in the early planning stages of a project. Pam has been hired as the artist coordinator and has been involved in early workshops. She will also help in developing the arts plan and deciding where artists can best be involved.
- Dubrow:** The Arts Commission could be a great resource for those decisions. A top-notch artist could also inform and help you resolve the larger design issues. I know many artists that can deal with projects at a conceptual stage. I encourage artist involvement at the earliest possible stage to inform the design and to be informed about how the project develops.
- Jaso:** Is a landscape architect being hired for the entire Civic Center or only for the Justice Center? It is important for the entire campus to be integrated as a whole. Has there been any discussion regarding the exterior materials for the Civic Center and whether or not the Justice Center should be similar.
- Zieve:** We have agreed that continuity is critical, but no specific material decisions have yet been made.
- Jaso:** The art component will require the same level of coordination.
- Johnsen:** The Arts Commission is using a artist coordinator on the City Hall project, who is working with Pam Beyette. We are encouraging as much dialogue and coordination as possible.
- Dubrow:** I recommend that the artist involvement and program issues be resolved as soon as possible. I think that it would be better to select a range of media and art opportunities and let selected artist develop them in collaboration with the design of the building.
- Miller:** Wayfinding is another issue that needs to be addressed.
- Johnsen:** We are planning to take the City's wayfinding system, currently under development, and add to it with Civic Center specific elements.
- Action:** **The Commission appreciates the thorough presentation and supports the direction of the project. The Commission upholds the January 21st action with the following additional comments and recommendations.**
- **The Commission supports the massing changes and general direction of the project;**
 - **encourages involvement of the entire artist team as soon as possible, with**
 - **the appropriate involvement of the Seattle Art Commission; and**
 - **requests the next presentation include the process by which the landscape architect consultant will be selected, the outcome of discussions with the Seattle Art Commission and Barbara Goldstein regarding artist selection, and the signage and lighting components of the project.**

081999.2 Project: **Woodland Park Zoo: Savanna Exhibit Improvements**

Phase: Conceptual

Previous Review: July 1, 1999

Presenters: Jim Maxwell, Woodland Park Zoo
Patrick Janikowski, Patrick Janikowski Architects

Time: 1.25 hr. (SDC Ref. # DC00070)

The Hyena Exhibit is currently unfunded. The plan for the exhibit includes expanding it to about three times its current size and better integrating it with the savanna. A small river will separate the trail from the animal area and will lead across a bridge to an enclosed viewing area between the savanna and the hyena area. The river may also be linked to a future underwater hippo viewing area.

The hyena space will look like it is connected with the lion area thereby giving the savanna an appearance of continuity. Two dens will be located near the viewing area and the exhibit will have enough space for both male and female hyenas to establish territories. The exhibit will also include termite mounds and dung beetle habitats.

Discussion of Hyena Exhibit:

Dubrow: Will this exhibit focus primarily on creating a natural visual experience, or will it also include educational elements with cultural images that try to reshape common stereotypes?

Janikowski: We want to show the animals in their natural context with educational information about them. The cultural and historical information is more appropriately located at the Discovery Village with visual links to the exhibit.

Layzer: I appreciate the reintegration of the hyenas into the savanna exhibit and the ability to see multiple animal groups, like lions and hyenas, at the same time in what appears to be a shared landscape. It is a great way to emphasize behavioral enrichment within the animal groups. Will the landscape include synthetic plant materials?

Janikowski: No, all of the plants will be real, living plants. Some may be Seattle natives that look like African plants, but will grow in this climate. We are currently beginning some of the plant selection and toxicity research. Plant protection is another issue to be addressed. These animals can be generally destructive to vegetation.

The African Pavilion or village is located at the entrance to the Savanna Exhibit and the trail will lead through the village and on into the savanna. Since the opening of the Savanna a lot has changed in "the wild". A majority of animals are now in National Parks or Reserves. This forces animals and humans to interact on a daily basis. It is felt that this interaction between animal and human is a missing part of the total story of the Savanna. Therefore, it was determined that some type of "cultural resonance" was needed to bring the Savanna Exhibit up to what is now considered a truly immersive exhibit.

The African Pavilion will give visitors an introduction to the East African rural village life, its people and culture, while offering viewing opportunities of the animals of the African Savanna. The entry gate will be a traditional village gate and fence, authentic in materials and scale, providing a transition into the exhibit. Just inside the gate, two granary towers will stand at trailside. Built to scale of authentic materials, they will create a functional icon of village life. Visitors will encounter actual grain storage as well as snake and rodent exhibits that represent the complex interrelationship between man and animal.

Twenty feet down the trail will be the Palaver Hut, the village commons and cultural center. In this large open structure, built of traditional post and beam construction with a thatch roof, visitors are introduced to the people of the village and the region. Displays will include images, signs, and artifacts that provide information on tribes, village customs, and the changing issues of modern life in the Savanna. Across the plaza will stand the schoolhouse, the primary viewing station to the African Savanna animal habitat. This building will be built as an authentic 1980 cinder block structure with a corrugated metal roof. Inside will be a classroom-like environment in which a variety of displays, interactives, and graphic information about animals and habitat are presented. The school will evoke a contemporary school environment for you Africans.

Near the eastern edge of the village will be a thatched-roof dwelling that depicts the home life of a typical village family. This building is intended to introduce the village family structure, the homestead, and key elements of the lifestyle. A more modern dwelling, built of mud brick and corrugated metal, will contrast with the thatched home. This would be the home of a villager who moved to the city for an education and has returned to open up the school. This building is intended to introduce another lifestyle within the village and to provide an example of more modern village homestead building style.

The village will also contain an outhouse and a well in the central plaza area. The trail will finally lead through a gate into the African Savanna.

Discussion of African Pavilion in Savanna Exhibit:

- Dubrow:** I understand the concept of adding the cultural relationship between nature and an isolated village. How does that concept transition into the savanna landscape? How the edges of the village are treated is really important. This scheme lacks a weaving of human artifacts with the actual animals. For example, a local cemetery or burial mound that is accessible to the animals would give the exhibit a mythical sense, as well as a transitional element between animal space and human space.
- Janikowski:** We intend to tell the day-to-day story of villagers' lives. Common occurrences, such as rodents or snakes in the grain tower, may be explored.
- Dubrow:** How will the actual architectural materials and construction techniques compare to the actual materials and methods used in Africa? Can the architecture itself become an educational tool in the exhibit?
- Janikowski:** The buildings will look authentic, but the current building code requirements will force us to use new technologies and construction techniques. We could do authentic thatched roofs on the smaller buildings if the budget allows. The process could be filmed and used for education. The school is intended to be from the 1980's with common western style design and construction and a metal roof.
- Jaso:** Do African villages typically have a wall around their perimeter?
- Janikowski:** It depends on how much money is in the village. Since this village has a school, it is more appropriate to have a wall around the perimeter.
- Jaso:** The circulation patterns through the buildings seem constricted and impeded by the animal viewing areas. I encourage you to further explore how the spaces will actually be used by visitors.
- Dubrow:** There is a lot of educational value in the narrative behind this village scheme. It would be great if the narrative could change over time so that return visitors over the years see a continuum of village life. Perhaps the teacher gets married or the school gets smaller as students grow up and eventually there aren't any students left. You could explore what happens to a school building after its use has changed. I'm afraid such a specifically designed exhibit will get stale otherwise.
- Jaso:** I commend you on the use of focus groups in your next phase of development. I

- am a little concerned that the village will look too much like a stage set.
- Maxwell:** We are trying very hard to avoid it looking like a stage set. I would be very disappointed if it does in the end. A great part of its success will be in the programming of spaces and the opportunities for interactive elements.
- Layzer:** I appreciate the removal of the visitor's services from the village and encourage you to capture additional village space, if necessary, by extending the boundaries. I also encourage continued emphasis on educational opportunities.
- Action:** **The Commission appreciates the early presentation and makes the following comments and recommendations.**
- **The Commission commends the continued use of focus groups throughout the design process;**
 - **recommends exploration of ways to show village life as a continuum that changes over time;**
 - **recommends that the exhibit be designed and built to avoid a "stage-set" appearance; and**
 - **encourages exploration of creative ways to develop the transition zone between animal and human areas.**

081999.3 Project: **Woodland Park Zoo: Jaguar Exhibit**
 Phase: Conceptual
 Previous Review: July 1, 1999

Presenters: Jim Maxwell, Woodland Park Zoo
 Chuck Mayes, The Portico Group
 John Swanson, The Portico Group

Time: .5 hr. (SDC Ref. # DC00069)

The Jaguar Exhibit is currently unfunded and the design will be taken through the schematics phase. The exhibit has limited space due to its location between the rainforest and day/night exhibits and their support facilities. There were three different options for visitor circulation within the exhibit; around either side or through the center.

The design team has developed circulation through the center with exhibit space on both sides and above the trail. The trail will begin at the root mass of a huge fallen rainforest tree and visitors will enter a glass-enclosed trail beneath the tree that leads through the exhibit to the Rainforest Exhibit. The jaguars will have access to both sides of the trail by cross the log near the root mass and will be separated from visitors on the trail by a sheet of glass. A small waterfall and stream will run through the exhibit, crossing under the trail to a pool. Additional educational opportunities include various plants and animals that live in fallen trees and the story of what happens to a tree after it has fallen in a rainforest. The fallen tree concept also provides a nice segue into the Rainforest Exhibit, which will be under the top end of the log.

Adjacent to the exhibit space will be the holding areas and the keeper access to the exhibit. Safety is a primary concern in managing such a dangerous animal. Therefore the keeper access to the exhibit is next to the holding areas so that the jaguars can be accounted for prior to entering the exhibit space.

At the end of the exhibit, prior to entering the Rainforest Exhibit, a new covered stroller parking area will be provided.

Discussion:

- Jaso:** How will the cultural importance of the Jaguar be integrated into the project?
- Maxwell:** We haven't seen the cost estimate yet for this project. When the administration has signed off on the concept and the direction we will begin the schematic phase which will include exploration of educational and interpretive opportunities.
- Dubrow:** I encourage you to include an artist specializing in folklore on the artist team.
- Swanson:** There may also be an opportunity for an artist to develop a story behind the fallen log and how it might impact the local culture and the environment.
- Layzer:** There seem to be many opportunities to incorporate links to the Discovery Village in this exhibit. I encourage you to look closely at where and how the fallen log meets the Rain Forest Exhibit. It would enhance the rain forest if the experience of getting under the canopy was drawn out the door and merged with the Jaguar Exhibit.
- Jaso:** I think this project should be a high priority for the zoo. It has a great integration of animal and human activities as well as improved integration and transition between two exhibits.
- Sundberg:** I appreciate your attention to previous Commission comments.

Action on next page.

Action: The Commission supports the direction of the project and makes the following comments and recommendations.

- The Commission is eager to see section drawings of the project;
- appreciates the thoughtful integration of artists and supports their early involvement; and
- recommends that expressing the cultural importance of the jaguar be part of the interpretive arts program

081999.4 Project: **Commission Business**

ACTION ITEMS:

- A. Minutes of the August 5th Meeting: APPROVED AS AMENDED.

DISCUSSION ITEMS:

- B. LIGHT RAIL REVIEW PANEL UPDATE: The LRRP has begun reviewing the Concept Design phase of development on the Light Rail project.
- C. DOWNTOWN URBAN DESIGN STRATEGY: Design Center staff have begun the first phase of the strategy that includes a Gap and Opportunity analysis of downtown neighborhood plans.
- D. GREEN STREETS: A task force has been compiled to develop a scope of work for developing the City's Green Streets program.
- E. COMMISSION LEGISLATION: The City Council has approved a change to the Design Commission Ordinance that will result in the addition of one new Commissioner, for a total of nine, to be either an Urban or Environmental Designer. With the amended ordinance, the Commission will consist of two architects, an artist, a lay person, and at least one landscape architect, urban designer, urban planner, and engineer. The Commission will decide which of these last four professions should be represented by a second Commissioner based on the projects being reviewed and upcoming development.
- F. PUBLIC PRIVATE PARTNERSHIPS DRAFT REPORT: Rahaim reported.
- G. DESIGN CENTER IDT MEETING: The Design Center's Interdepartmental Team (IDT) will meet again on August 23rd.
- H. 1515 EAST YESLER WAY: The neighborhood Design Review Board will be reviewing a project proposal on September 1st at 6:30pm.

081999.5 Project: **Woodland Park Zoo: Master Plan**

Phase: Conceptual

Previous Review: July 1, 1999

Presenters: Jon C. Coe, CLR Design Inc.
 Jim Maxwell, Woodland Park Zoo
 Michael Dentes, Bios Exhibit Design

Attendees: Lara Berkley, Bios Exhibit Design
 Anna Mangat, Daily Journal of Commerce

Time: 1 hr. (SDC Ref. # DC00071)

Since the previous review the design team has participated in a third meeting with the community. The team has done preliminary analysis of the zoo's operations over the last twenty-five years since the original Master Plan was completed. The design team concluded that the zoo has done very well in developing state-of-the-art exhibits and has emphasized natural habitat exhibitry. However, the zoo is behind in upgrades to visitor services, support services, retail, and horticultural areas, as well as breeding and conservation areas.

The new Master Plan, based on the original, will attempt to clarify the maze-like layout of the existing zoo with three primary visitor service hubs and three secondary visitor service hubs. The primary service hubs will free up pedestrian traffic congestion from the circulation paths and provide general visitor services. The secondary hubs will provide interpretive display information and will serve a "park-like" function. The plan will also include additional wayfinding elements.

The parking issue has not yet been resolved. The community supports the provision of additional parking on-site. The two location alternatives include the northwest and southwest areas. The northwest area could be accessed via an entrance at 55th Avenue North and Phinney Avenue, where a traffic light already exists. An access road, with potential parallel parking, would extend north through an allee of trees that leads to a parking lot and northwest entrance drop-off area. The design team is exploring the development of a parking structure at the south parking lot with surface parking at the northwest lot.

Discussion:

Layzer: Has there been any community discussion of a residential parking zone?

Maxwell: Yes, but the community is waiting to see if parking changes alleviate the problems in the neighborhood. There are ongoing discussions regarding the fee structure, incentives or disincentives. Parking is a key revenue source for the zoo.

Layzer: Have you considered including the parking fees in the cost of annual passes? It may be worth pursuing.

Dubrow: Has the parking problem in the neighborhood ever been mitigated by giving residents free memberships?

Maxwell: We haven't given them free memberships, but have given out free concert tickets to neighborhood residents. We currently have an ongoing partnership with the neighborhood that has improved the situation.

Batra: Is the rose garden part of the zoo or is it publicly accessible?

Maxwell: It is a public park that is maintained by the zoo because of its adjacency.

Jaso: Has the issue of relocating the rose garden ever come up?

Maxwell: It has been discussed. It could possibly be relocated to Volunteer Park. There are historical issues with its current location.

- Jaso:** The south entrance to the zoo is very confused. A parking garage in the south lot would only exacerbate the problem. Could a parking structure be located at the northwest parking lot instead?
- Coe:** The major emphasis on visitor services is located near the south entrance. I agree it is a crowded space, but the regional identity is there.
- Jaso:** The character of the south entrance is not commensurate with its importance. The south entrance identity needs to be strengthened.
- Layzer:** I like the shortened path, streamlined circulation, and improved keeper areas. I wonder how the work of the keepers can be exposed to the public. It would be interesting to see how they work and what they do.
- Coe:** There may be places to view the keepers at work near the giraffe barn. We may even have a keeper available to talk with visitors at certain times.
- Dubrow:** Is there an arts planning component of the Master Plan?
- Maxwell:** There isn't a prescriptive arts plan. There will be objectives and guidelines in the Master Plan that apply to art.
- Dubrow:** This may be a good time to assess and evaluate what has been done and what art has worked well. Another issue to discuss is historic preservation. Are there any landmarks or significant buildings at the zoo that should be protected?
- Coe:** There are a number of historically significant elements, such as the War Memorial Park and many lines of old, large trees. There are historic landmark images throughout the zoo.
- Maxwell:** We have concluded that there aren't any significant buildings deserving status. Most of the old buildings have been changed and adapted over time and are only still standing because the holding areas meet the requirements. The exhibit portions do not and aren't being used. The zoo has always emphasized the connection between man, animal, and geology rather than the built environment.
- Dubrow:** My generation may not need to be reminded of how zoo animals were once cared for, but the next generation might. I encourage you to identify a place for how and where visitors can see and learn from the old ways of doing things and how they have changed.
- Action:** **The Commission appreciates the early presentation and makes the following comments and recommendations.**
- **The Commission appreciates the adaptation of the original Long Range Plan as the foundation for the new Master Plan, since it emphasizes the dynamic nature of a exceptional Master Plan;**
 - **continues to support the major goals outlined in the Master Plan;**
 - **recommends continued exploration of creative solutions to developing the south parking lot;**
 - **encourages continued development of the northwest parking lot as an alternative to a south lot garage;**
 - **encourages continued exploration of ways to improve the south entrance; and**
 - **recommends reassessing of the original approach to art as a basis for developing a new arts component in the Master Plan.**

081999.6 Project: **Woodland Park Zoo: Discovery Village**

Phase: Conceptual

Presenters: Jon Coe, CLR Design Inc.

Jim Maxwell, Woodland Park Zoo

Time: 1 hr. (SDC Ref. # DC00074)

The Discovery Village will be located at the west zoo entrance on Phinney Avenue. The concept for the Discover Village is “Mission Control”, or the nerve center for the zoo. It will include space for zoo administration, teleconferencing and distance learning facilities, areas for education on conservation, biology, senses, and many others. There is a existing line of mature Sycamore trees that runs through the Village on a north/south axis. These, along with the state’s two oldest Black Cherry trees, will be integrated into the design of Discovery Village.

The Village will include educational links to various exhibits throughout the zoo. In addition to additional information on animals and their habitats, it may also include educational information on sustainability, recycling, and conservation. The educational areas will be developed as interesting and interactive displays.

The Administration spaces will be located in an “L” shaped building that forms the north and west edges of the Village. The western edge of this building will also form the street front along Phinney Avenue. Zoo staff is currently assessing spatial needs and program requirements.

Discussion:

- Dubrow:** What are the design principles for developing the character of the north edge along Phinney Avenue? I would like to see alternatives that include retention of the old Primate House as an example of how things use d to be done. Have you consulted the Landmarks Board regarding the Primate House?
- Maxwell:** We have not consulted the Landmarks Board because the building is not historically significant.
- Coe:** The north edge will be treated with a bolder gesture than other parts of the zoo. It will be consistent with the modulation, character, and scale of the surrounding neighborhood.
- Dubrow:** Will the building edge replace the existing fence?
- Coe:** Yes, the fence will be removed.
- Dubrow:** I encourage you to meet with the neighborhood, specifically the senior center across the street, to discuss this project as soon as possible.
- Layzer:** Have you discussed allowing the neighborhood to use some of the space for meetings or community events? It may be a way of strengthening the relationship.
- Maxwell:** We haven’t discussed it specifically.
- Girvin:** This is an exciting space. I like the development of a street edge along Phinney Avenue, the use of water, and the retention of the historic tree lines. There are great opportunities for openness.
- Jaso:** Why is the café being transformed into a pavilion rather than more outdoor space?
- Maxwell:** That was a piece of the Long Range Plan. We recognize the shortage of resting points for visitors. It will be an all-weather place for people to sit and relax.
- Action:** **The Commission enthusiastically supports the development of the project as presented and makes the following comments and recommendations.**
- **The Commission recommends consultation with the Seattle Landmarks Board regarding important structures and exploration of opportunities**

- to integrate the Primate House in the Discovery Village plan;**
- **encourages developing a strong streetscape along Phinney Avenue with active engagement of the neighborhood; and**
- **continue to explore opportunities for maximizing the parking potential in the northwest sector of the zoo as opposed to other locations.**

081999.7 Project: **11th and Dearborn Street Vacation**
 Phase: Conceptual

Presenters: Christopher Koh, Developer
 James Koh, Developer
 Brian Runberg, Runberg Architecture Group

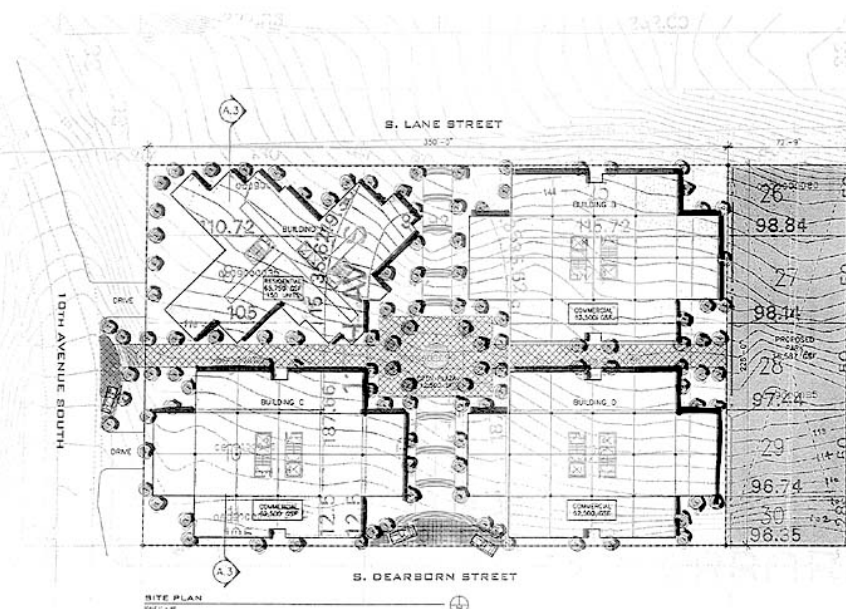
Attendee: Beverly Barnett, Seattle Transportation
 Moira Gray, Seattle Transportation
 Cathy Wickwire, Seattle Transportation

Time: .75 hr. (SDC Ref. # DC00079)

The proposed street vacation would include 11th Avenue South between Lane Street and Dearborn Street. The proposed development includes commercial, retail, and multi-family housing. The site would be divided into four quadrants that maintain the scale and rhythm of city blocks. East of the development a new park, approximately 16,500 square feet in size, will be constructed as mitigation for the vacation. This park would include about half of the vacated street area and if combined with the unused space under the 12th Avenue bridge would yield a park of approximately 50,000 square feet in area. The Parks Department would maintain both the park and the ROW pending agreement between the Parks Department and Seattle Transportation.

Currently the portion of 11th Avenue South is unimproved and the site is undeveloped. Lane Street is also closed and unimproved. The proposed development introduces a new pedestrian link through the site and neighboring streets. The new pedestrian connection would be enhanced with landscaping and other amenities. The pedestrian circulation would subdivide the site into quadrants with two axial spines and a large public plaza at the center. The large central plaza would be open to the public as well as residents and employees. Vehicular traffic would enter a 400 stall underground garage at 10th Avenue South, minimizing potential traffic conflicts along South Dearborn Street.

The existing 11th Avenue splits the 15 parcels of land into two less usable areas. Therefore the proposal includes trading property with the City or Parks Department so that the resulting development is more consolidated and the new park is larger and more accessible to the public. The proposal will not impact views in the area. Land use will be improved by consolidating the parcels into more usable areas. The adjacency of the parcels, with the street vacation, allows for a single underground parking garage that is less expensive and requires fewer entrances. The proposed development is consistent with the Chinatown/International District Strategic Plan and has been endorsed and supported by the community.



Discussion:

- Girvin:** Will the Parks Department maintain the park and the Seattle Transportation parcel?
- Whiteford:** Yes that is a reasonable thing for Parks to take on. It will probably be worked out in an agreement between Parks and Seatran. The site will also have a lot of neighborhood interest and maintenance support.
- Dubrow:** It would improve the safety of the park to have residential uses along the entire west edge for 24-hour surveillance.
- Runberg:** We have selected the alternative that locates the housing units along the north site, with one building overlooking the park in the northeast corner, so that the units are also facing the International District. There is a pedestrian connection from the north edge of the site to the ID.
- Sundberg:** I agree that the housing should be located along the west edge of the proposed park. The pedestrian circulation through the site feels like a series of private walks. When will the courtyard be open to the public?
- Dubrow:** Typically, in street vacations, the open public courtyard is claimed as the public benefit. I am unsure what the public benefit is in this case, the new park or the central courtyard. How will the central courtyard plaza be kept safe at night?
- Runberg:** We want to create as large of a courtyard plaza as possible. It will be well lit, and the slope of the site will allow for good sunlight penetration into the plaza. The plaza will be open at all times to pedestrians. The north-south connection will be the primary pedestrian link between Dearborn Street and S. Lane Street.
- Girvin:** Providing an open courtyard and pedestrian connections is a significant gesture by the developer.
- Dubrow:** I have concerns regarding the safety of the courtyard at the center of the site and how much activity will actually occur. Have you considered condensing the buildings and giving the excess space and the courtyard to the park?
- Runberg:** This is a very busy, noisy site. Orienting the buildings to the street is less desirable. With over 1000 potential jobs and 250 units of housing in the development, activity won't be a problem. There aren't any hiding places in the courtyard and it will under surveillance by residents.
- Dubrow:** Entry and animation will be very important in leading pedestrians through the site and into the courtyard.
- Layzer:** This site, and the potential of reopening Lane Street, was discussed at the Central Area Gateway workshop. Is it probable that Lane Street will be reopened?
- Runberg:** We have discussed that possibility, but it is unlikely. It currently provides good pedestrian access.
- Dubrow:** In general, the land swap and the development of a new park make sense. The other issues, such as where different uses are located and how entries will enliven the interior spaces, are what will make the project successful.
- Layzer:** Will any of the units be designated low-income or affordable units?
- C. Koh:** Originally, we wanted to provide low-income housing. It is difficult to finance low-income housing without non-profit involvement and the initial economic analysis wasn't favorable. The neighborhood has a lot of low-income housing and wants more of a mix.
- Dubrow:** What if the housing component is renovated into commercial use in the future? Then the park has no surveillance at night.

- J. Koh:** We are committed to developing the housing component. Once the park is developed it will be easier for police to patrol than the current conditions, even without 24-hour residents.
- Whiteford:** It is also possible to assign a curfew to the park, which gives the police arresting authority after hours. I don't foresee this park needing to be locked up at night.
- Jaso:** I encourage you to explore locating housing along the west side of the park. Why is the housing not mixed with the commercial uses in the same buildings?
- C. Koh:** We were encouraged early on to separate the uses, but are open to other suggestions.
- Jaso:** There seems to be consensus on the Commission regarding housing along the west edge of the park. Therefore, mixed-use buildings may be the best way to provide housing along the park and maximize commercial space.
- Action:** **The Commission appreciates the thorough presentation and attention to the street vacation criteria. The Commission recommends conditional approval of the project as presented with the following comments and recommendations.**
- **The Commission recommends further exploration of combining the commercial and housing units into mixed-use buildings;**
 - **recommends further development of Lane Street as a pedestrian connection to the site and the International District.**
 - **requests another presentation when the project is in the early schematic development phase that includes the following;**
 - **housing units located along the entire west edge of the park,**
 - **further development and refinement of the entries, the central courtyard plaza, and the pedestrian circulation areas.**

081999.8 Project: **Expansion of Raynproof Roofing**
 Phase: Street Vacation

Presenters: Debra Eby Ricci, Counselor at Law

Attendees: Beverly Barnett, Seattle Transportation

Time: .5 hr. (SDC Ref. # DC00078)

The right-of-way (ROW) proposed for vacation consists of a portion of 16th Avenue SW between the centerline of the ROW and the petitioner's property. The street, platted as a 60 foot ROW, currently contains a narrow asphalt roadway along its eastern edge. The proposed vacation is requested in order to establish ownership consistent with historic use of the property. The property is the current location of Raynproof Roofing, a family-owned residential roofing business that was relocated from industrial facilities on Harbor Island during a joint City/Port Harbor Island expansion project.

In 1997, Raynproof Roofing rebuilt an existing fence that enclosed an existing parking lot, believing them to be on its property. However, a 1997 survey revealed the discrepancy between the actual use of the property and its platted ownership as part of the ROW.

The vacation is requested in order to provide certainty to the corporation and its owners that the current property use will be allowed to continue and expand in the future. Raynproof Roofing plans to develop and expand its existing operations, including the addition of two buildings. The proposed vacation will not change the building size or locations. The vacation will also ensure the protection of an existing mature street tree that exists in the ROW.

The proponent requested advice and direction regarding the street vacation and potential mitigation and public benefit.

Discussion:

- Jaso:** What are the surrounding properties used for?
- Ricci:** Across the street is an automotive salvage yard surrounded by a fence and a wall. The rest are industrial uses and the area is zoned at IG2-U85. Raynproof owners want to keep their parking and storage off of the steep slopes around their property.
- Dubrow:** I am not sure the Commission is the appropriate venue for this discussion. Typically proponents come with a specific proposal for us to review.
- Ricci:** I have spent a month trying to get answers from city staff and neighborhood planning offices.
- Jaso:** It sounds like the property owner made a mistake in purchasing the property without knowing exactly where the legal boundary was.
- Ricci:** The property owner was given inaccurate information regarding where the property line was.
- Jaso:** I recommend calculating the actual value of the land to be vacated and contact the neighborhood planning groups to discuss off-site mitigation opportunities.
- Miller:** I agree. Once you calculate the land's value, you can give a percentage to the community as a public benefit.
- Barnett:** The difficulty with this vacation request is that a Special Use Permit would typically be used to solve the problem. I am not sure that a street vacation is appropriate in this situation.
- Jaso:** My primary concern is the potential of future development and the loss of infrastructure to support that development. A Street Use Permit would not preclude future changes that a street vacation would.

- Ricci:** The problem with a Street Use Permit is that the owners can't make improvements to the property.
- Sundberg:** There are two directions you can take. You can pursue a street vacation that involves mitigation or significant public benefit, which could be located off-site. The other option is to get a Street Use Permit, which allows continued use of the property while protecting the ROW for future development.
- Action:** **The Commission recommends that the proponents explore the two alternatives discussed, obtaining a Street Use Permit or pursuing a formal Street Vacation process. If the Street Vacation alternative is preferred the Commission requires a formal presentation of a Street Vacation proposal that includes a clear public benefit.**